FORM NO. WB-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23,500.00

Evelyn V. Carter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JANUARY, 19 78

Notary Public

MY COMMISSION EXPIRES: 6-24-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

TITLE ESCROW, INC., 311 PLUS PARK BLVD., SUITE 218, NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Evelyn V. Carter	Baker Mortgage Corporation	22W 12200
(NAME) 922 Montrose Avenue	(NAME) 2840 EXPRESSWAY ##200	MAP 118-1
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37204	(STREET ADDRESS) ATLANTA, GEORGIA 30345	PARCEL 305
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Kirby O. Foster et ux Vera C. Foster

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Evelyn V. Carter and James R. Boyd

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 103 on the Plan of Montrose Place, of record in Book 57, page 93, Register's Office, Davidson County, Tennessee.
BEING the same property conveyed to Kirby O. Foster et ux Vera C. Foster by deed from Robert W. Parkhurst et ux Sandra H. Parkhurst of record in Book 5127, page 943, saids Register's Office.

THIS conveyance is made subject to restrictions of record in Book 1780, page 239, said Register's Office.

THIS conveyance is subject to any and all existing easements of record.

unimproved ( )
This is improved (X) property, known as 922 Montrose Avenue (House Number) (Street) Nashville, Tennessee 37204 (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 26TH day of JANUARY, 19 78

Kirby O. Foster Kirby O. Foster

Vera C. Foster Vera C. Foster

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kirby O. Foster et ux Vera C. Foster

the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of JANUARY, 19 78

Commission expires 6-24-80

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

E 48259.

WARRANTY DEED

FROM
Kirby O. Foster

TO
Evelyn V. Carter

IN REFERENCE

JAN 31 10 53 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

File Base # 12

JAN 31 78	CONV	23,500.00		
JAN 31 78	S'TAX		B*	61.10
JAN 31 78	PR'FEE		B*	.50
JAN 31 78	W'DEED		B*	4.00
			*	65.60